





A WONDERFUL FAMILY HOME IN THE HEART OF BARNBY DUN, JUST A SHORT WALK TO THE LOCAL PRIMARY SCHOOL AND OFFERS THREE LOVELY BEDROOMS. This superb detached house is beautifully presented and has been extended to the rear to provide a great family entertaining space. Located on High Street in Barnby Dun, this house is sure to be a popular one with buyers and an early inspection is recommended. The property in brief comprises of entrance hallway, open plan living/dining area, extended L-shaped kitchen, stairs to the first floor landing, three beautiful bedrooms, delightful modern bathroom, paved off street parking, side driveway, single garage and fantastic landscaped rear garden with patio/astro turf. **DREAM HOME IN DN3.**



ENTRANCE HALL

6' 0" x 13' 5" (1.85m x 4.09m) This beautiful home is accessed via the front facing double glazed door to the entrance hallway, front facing double glazed window, stairs to the first floor landing, radiator, laminate flooring and storage cupboard beneath the stairs.

LOUNGE/DINER

22' 8" x 8' 2" (6.91m x 2.50m) & (4.09m x 1.08m) (L-shaped Room) Fabulous reception room for living/dining, with front facing double glazed window, radiator, coving to the ceiling, open access to the extension at the rear, television point and laminate flooring.

KITCHEN/BREAKFAST ROOM

16' 3" x 9' 7" (4.96m x 2.93m) & (1.92m x 3.16m) (L-shaped Room) Extended kitchen with a range of fitted cabinetry at both eye and base level, work surfaces incorporating a single bowl sink with drainer, four ring gas hob with extractor fan, double electric oven, plumbing for a washing machine, space for a fridge/freezer, radiator, spotlights, laminate flooring, side facing double glazed door, side facing double glazed window, rear facing double glazed window and rear facing double glazed bi-folding doors to the patio.

STAIRS

Leading from the entrance hallway to the first floor landing.

LANDING

Providing access to all bedrooms/bathroom, side facing double glazed window, loft access point, storage cupboard above the stairs and telephone point.

BEDROOM

11' 4" x 12' 1" (3.47m x 3.69m) Lovely double bedroom with front facing double glazed window, radiator and spotlights.

BEDROOM

11' 5" x 10' 3" (3.48m x 3.13m) Further double bedroom with rear facing double glazed window and radiator.



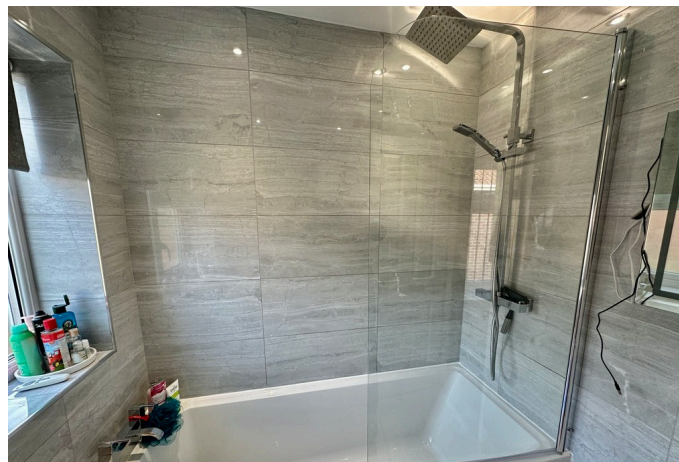
BEDROOM

6' 3" x 6' 6" (1.93m x 2.00m) Smallest of the three bedrooms positioned at the front of the property with front facing double glazed window and a radiator.

BATHROOM

5' 5" x 6' 5" (1.66m x 1.98m) Stunning bathroom with three piece suite comprising of a low flush WC, wash hand basin within a vanity unit, bath with a shower screen mounted above, dual shower head, spotlights, extractor fan, tiled walls, tiled flooring, wall mounted mirror with LED lighting,







sensored main lighting, heated towel radiator and a rear facing double glazed frosted window.

FRONT GARDEN/DRIVEWAY

Open access to the driveway at the front providing off street parking on the paved driveway in front of the house, further parking available on the driveway leading to the garage, small wall to the front, fence to the side, slate beds and side access gate to the rear garden with keypad entry system.

GARAGE

Single garage with double door access.



REAR GARDEN

Fantastic landscaped garden with lower patio area, astro turf area, gravelled borders, side storage shed, fence enclosure, raised sleeper beds, plus up and down external lighting.

NOTES

FREEHOLD PROPERTY

EPC RATING: D

COUNCIL TAX BAND: C

COUNCIL TAX COST: £179 PER MONTH

ALARM SYSTEM & CCTV WITH FOUR CAMERAS INCLUDED

HEATING SYSTEM: GAS FIRED COMBINATION BOILER

INSTALLATION DATE: 4/10/2019

LAST SERVICE: 2025

LOFT IS PARTIALLY BOARDED





Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		